

SUBJECT: THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

January 30, 2008
Item 1 Errata

Staff Report:

Page 26: Strikeout "Lot 215 of San Diego County No. 13887" and add: Parcel "A" of Certificate of Compliance B/C00-0260, per Document No: 2003-0412924.

Page 34, number 13: Revise to read, "Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall grant to the County of San Diego an open space easement over portions of Unit 6 shown on the Open Space Exhibit dated December 14, 2007 and on file at DPLU as Environmental Review Number 01-08-004. This easement is for open space and recreational use, prohibiting: grading, excavation, placement of material, clearing of vegetation, construction, erection or placement of any building or structure, creation or use of vehicular right-of-way, trash dumping, or use of the property for any purpose other than as open space. The sole exceptions to this prohibition are the following authorized uses: All grading, construction and installation of landscaping, grass, trees and shrubs, slopes, walkways, tee-boxes, irrigation systems, lighting, cart paths, cart path fences, drainage systems, benches, a restroom building with an overhead shade structure and public utility easements for water, sewer, gas and electric service, telephone service, cable television service, and any other structures and facilities customarily associated with Golf Course activities, to the extent the same are expressly permitted by a Major Use Permit granted by County. The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.

Page 35: Remove page 35 (duplicate page).

Page 36: Remove line 1 (duplicate line).

Page 36: Remove reference to Final Map in numbers 15 and 16.

Page 36, number 15 add: "The Director of Planning and Land Use, may waive this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no California gnatcatchers are present, and no migratory birds are nesting, at the location of the brushing, clearing or grading."

Page 41, number 26: Remove reference to "Major Use Permit" and insert "Tentative Map."

Page 41, number 26, b.: Insert "resources" after "Evidence that all cultural..."

Page 59, last paragraph: Correct acreage from 8.46 to 6.96.

Page 65, B. 3.: change “18 feet to 20 feet” to “18.5 to 24 feet” and add “at both ends of APN 264-101-27” at the end of the sentence.

Page 69: Bold and underline “The following conditions pertain to Modification #5.”

Page 70, number 13: add “is not required but” after “The applicant...”

Page 70, number 14: add “to the satisfaction of the Director of Planning and Land Use.”

Page 70: Replace letter “G” with number “15.”

Page 82, penultimate paragraph: Correct acreage from 8.46 to 6.96.

Page 91, number 27: Replace with, “Prior to approval of the grading or improvement plans, the applicant shall grant to the County of San Diego an open space easement over the portion of the Driving Range Expansion shown on the Open Space Exhibit dated December 14, 2007 and on file at DPLU as Environmental Review Number 01-08-004. This easement is for open space and recreational use, prohibiting: grading, excavation, placement of material, clearing of vegetation, construction, erection or placement of any building or structure, creation or use of vehicular right-of-way, trash dumping, or use of the property for any purpose other than as open space. The sole exceptions to this prohibition are the following authorized uses: All grading, construction and installation of landscaping, grass, trees and shrubs, slopes, walkways, tee-boxes, irrigation systems, lighting, cart paths, cart path fences, drainage systems, benches, a restroom building with an overhead shade structure and public utility easements for water, sewer, gas and electric service, telephone service, cable television service, and any other structures and facilities customarily associated with Golf Course activities, to the extent the same are expressly permitted by a Major Use Permit granted by County. The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the Grantor(s) and its or their successors and assigns.”

Page 91, number 28: Specify “biological” open space.

Page 92, number 32: Remove reference to Final Map.

Page 94, number 39: Remove “and have approved by” and add “to” before Director of Planning and Land Use, and change “a draft Resource Management Plan” to “a revision to the Santa Fe Creek Habitat Management Plan”

Page 94, number 40: delete as number 40 and move condition to B-6.

Page 95, number 42: Specify “biological” open space.

Page 95, numbers 43 and 44: Remove reference to Final Map.

Page 95, number 44: add: “The Director of Planning and Land Use, may waive this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no California gnatcatchers are present, and no migratory birds are nesting, at the location of the brushing, clearing or grading.”

Page 102, number 3): Remove (redundant condition).

Pages 103 and 104, numbers B. 1. and 2.: Specify “biological” open space.

Page 105: Add number B. 4. to state, “Provide evidence to the Director of Public Works that the Director of Planning and Land Use has approved an amended Habitat Management Plan for the Santa Fe Creek Specific Plan to include the biological open space on Parcel A.”

Page 105: Add number B. 5. to state, “Provide evidence to the Director of Public Works that the applicant has approved amended Habitat Management Plan for Santa Fe Creek Specific Plan to the satisfaction of the Director of Planning and Land Use.”

Page 105: Add number B. 6. from erratum on page 94 (number 40). Change “prior to issuance of a Grading Permit” to “prior to approval of Rough Grading.”

Page 105: Add number B. 7 to state, “Provide a final MUP85-064 Plot Plan to include (1) the new recreational and open space easements on Unit 6 and the Driving Range Expansion and (2) modified uses granted by this approval, to the satisfaction of the Director of Planning and Land Use.”

Page 107, number 7: Remove “Weed control shall be provided to minimize degradation of native habitats (MM2.2.4f2)”

Page 107: Create new number 8 to state “Weed control shall be provided in all landscape areas to minimize degradation of native habitats (MM2.2.4f2)”

Page 108, number 14: Change reference from “golf course” to “driving range.”

CEQA Section 15091 Findings:

Modify 15091 Findings in accordance with the EIR errata including (1) an additional 0.12 acres of CSS impact; (2) revision of mitigation totals due to exclusion of a previously dedicated open space easement; and (3) use of the Onyx Ridge mitigation parcel for the excess 2.47 acres, as follows:

Impact 4.6-3a: With the implementation of Alternative C, Impact 4.6-3 would cause an effect to biological resources that would impact 12.40 acres of Diegan coastal sage scrub because of grading and construction activities associated with Unit 6, the driving range reconfiguration and Bumann emergency access road.

Mitigation 4.6-3a: The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring some on-site mitigation as well as the purchase and

perpetual management of off-site mitigation lands. Diegan coastal sage scrub impacted on Unit 6 (8.27 acres) will be mitigated off-site at a ratio of 4:1 resulting in a mitigation requirement of 33.08 acres through in-kind habitat preservation of Diegan coastal sage scrub at the Alamere parcel within the core area. The 4:1 ratio is required because Unit 6 was set aside as mitigation for a previous project. Similarly, the Diegan coastal sage scrub impacted by the driving range reconfiguration within the Santa Fe Creek Specific Plan area, the Diegan coastal sage scrub impacted on the driving range parcel consists of 3.43 acres (excludes the 0.40 acre on Santa Fe Creek), and will be mitigated at a 3:1 ratio on-site because it is considered to have high long-term conservation value, resulting in a mitigation requirement of 10.29 acres. Lastly, Diegan coastal sage scrub impacted by the Bumann Road fire access consists of 0.30 acre, which will be mitigated at a ratio of 1:1, resulting in a mitigation requirement of 0.30 acre, through off-site preservation of Diegan coastal sage scrub at the Alamere parcel within the core area. **Mitigation 4.6-3a** requires a total of 46.07 acres of Diegan coastal sage scrub be preserved, including approximately 10.67 acres on site (only 4.56 can be counted towards mitigation due to previous easement), 39.04 acres off site at Alamere, and 2.47 acres off site at Onyx Ridge. Diegan coastal sage scrub preserved on-site includes wetland buffer areas. These areas are included in on-site habitat preservation acreages because they are part of a larger open space reserve system that not only provides wetland buffer functions, but also provides long-term conservation values for upland species.

Impacts to Diegan coastal sage scrub habitat would be reduced to below a level of significance with the mitigation proposed because the impacts occur within a fragmented habitat area in Unit 6, along the edge of the core area for the Driving Range reconfiguration property, because the off-site preservation of 41.51 acres of Diegan coastal sage scrub will occur within a key parcels (39.04 at Alamere and 2.47 ac at Onyx Ridge) within the core area, and because 4.56 acres onsite (part of the 10.67 acre biological open space easement) will contribute to the Escondido Creek preserve, all providing for the long-term preservation of key habitats within areas targeted for conservation by the MSCP.

Direct Impacts to Non-Native Grasslands

Impact 4.6-3b: With the implementation of Alternative C, Impact 4.6-3 would cause an effect to biological resources that would impact 3.55 acres of non-native grassland because of grading and construction activities associated with the driving range reconfiguration and Bumann emergency access road.

Mitigation 4.6-3b: The mitigation measures specified in the FEIR have been imposed upon the project as conditions of approval, requiring some on-site mitigation as well as the purchase and perpetual management of off-site mitigation lands. The Alamere parcel meets the off-site mitigation criteria.

Impacts to 3.36 acres of non-native grassland within the Santa Fe Creek portion of the driving range will be mitigated at a 2:1 ratio because the site was set aside as mitigation for a previous project. Impacts to 0.07 acre of non-native grassland within the proposed Bumann emergency access road will be mitigated at a 1:1 ratio. An additional 0.12 acre impact was determined to be necessary and is discussed in the FEIR Errata. **Mitigation 4.6-3b** requires that an additional 6.83 acres of Diegan coastal sage scrub habitat be purchased off site at the Alamere parcel. Using Diegan Coastal Sage Scrub in lieu of non-native grassland for mitigation is appropriate in this case because the non-native grassland on site at one time had been sage scrub that was disturbed, and it does not provide high value as raptor foraging habitat because it is adjacent to existing

development. Conservation of Diegan coastal sage scrub or functional equivalent habitat will provide for high conservation values in the core area. **Mitigation 4.6-3b** also requires that off-site preserved land shall be protected with an open space easement and managed in perpetuity.

Impacts to 3.55 acres of non-native grassland will be reduced to below a level of significance with the mitigation proposed because the mitigation land would occur within a key parcel (Alamere) within the core area, providing for the long-term preservation of key habitats within areas targeted for conservation by the MSCP.

Attachment:

The Bridges at Rancho Santa Fe Final FEIR Errata Sheet

The Bridges at Rancho Santa Fe Final EIR – Errata Sheet

1. Sequence for Grading, for expansion of the Driving Range

Revise Project Description, as follows:

Phasing of the grading operation shall be permitted provided that (1) each intermediate phase shall have earthwork that balances independently and (2) all biological impacts associated with each phase are mitigated prior to the commencement of work for that phase.

Environmental Analysis:

Because the quantity of earthwork has not changed, and because the limits of grading have not changed, there are no changes to the environmental analysis presented in the FEIR.

Mitigation Measures:

There are no changes necessary because the mitigation remains adequate.

2. Mitigation Sites for Biological Impacts

Revise Project Description, as follows:

Parcel A was found to have an existing open space easement that is not available to be used for mitigation. This easement is 6.11 acres along Escondido Creek.

Environmental Analysis:

There are no changes necessary because the analysis adequately describes impacts.

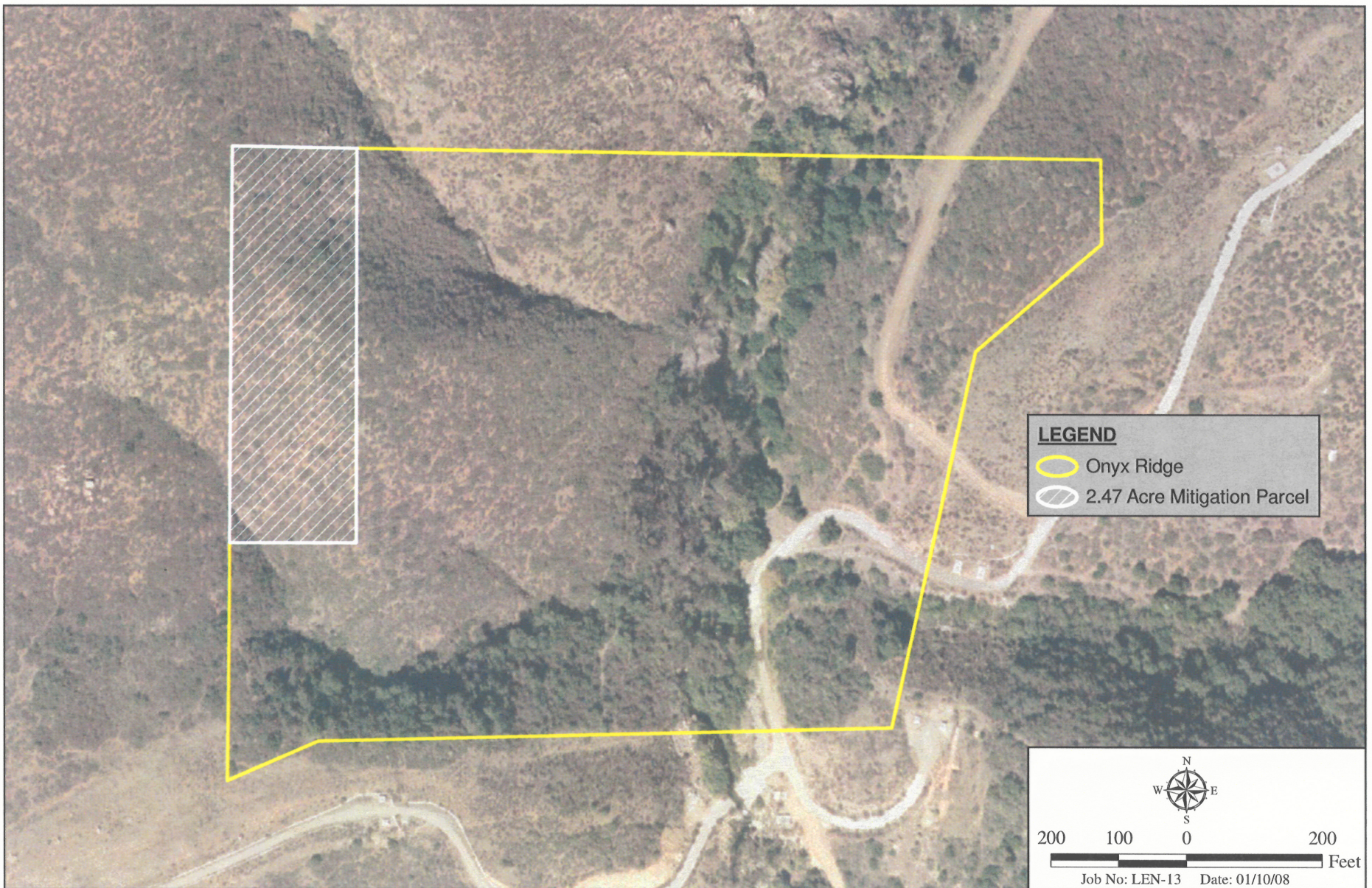
Revise Mitigation Measures, as follows:

Mitigation for the impacts associated with the proposed projects was originally intended to occur on Lot A (10.29 acres) and the Alamere parcel (42.57 acres). Because of the discovery of an existing open space easement on a portion of Lot A, only 4.56 acres within Lot A could be used to mitigate impacts. This results in a need for an additional 5.73 acres of mitigation. Using available mitigation acreage at Alamere, applicant has increased mitigation acreage to be used at Alamere from 42.57 acres to 45.87 acres. In addition, this results in a shortfall of 2.43 acres of mitigation which must occur elsewhere. The applicant has identified this quantity of mitigation acreage within the Onyx Ridge parcel (see attached graphic). Additionally, a 525 sq. ft. non-native grassland impact of open space easement not previously identified for the on site driving range has also been added. Using a 2:1 mitigation ratio (required double ratio), it results in an additional mitigation requirement of 0.04 acre. This has been added to the Onyx Ridge mitigation parcel, resulting in 2.47 acres of conservation on Onyx Ridge. Table 4.6-4 is hereby corrected as shown in the attachment.

The Onyx Ridge mitigation parcel is an appropriate location at which to mitigate for impacts to Diegan coastal sage scrub. Onyx Ridge is located near the subject property, is of similar biology and topography, and represents good quality biological habitat. The mitigation location is Diegan coastal sage and is occupied by the California gnatcatcher. Onyx Ridge is located within the North County regional California gnatcatcher core, and is considered an important component of the regional linkage along Escondido Creek. Onyx Ridge has a habitat management plan which has been approved by the County of San Diego, California Department of Fish and Game and US Fish & Wildlife Service, and is being managed by The Escondido Creek Conservancy (see attachment).

Table 4.6-4**MITIGATION REQUIREMENTS FOR VEGETATION IMPACTS - ALTERNATIVE C**

	EXISTING	IMPACTS	MIT RATIO	MIT REQUIRED	PRESERVED ON SITE	OFF-SITE REQUIREMENT
Coastal Sage Scrub Unit 6	8.27	8.27	4:1	33.08		33.08
Coastal Sage Scrub Driving Range	14.1	3.43	3:1	10.29	4.56	5.73
Additional Non Native Grassland Driving Range	0.012	0.012	2:1	0.04		0.04
Coastal Sage Scrub Off-site Driving Range	0.4	0.4	6:1	2.4		2.4
Non-native Grassland Off-site Driving Range	3.36	3.36	2:1	6.72		6.72
Coastal Sage Scrub Bumann Road	0.3	0.3	1:1	0.3		0.3
Non-native Grassland Bumann Road		0.07	1:1	0.07		0.07
TOTAL		15.842	--	52.9	4.56	48.34
Mitigation						
Alamere						45.87
Onyx Ridge						2.47
Total Mitigation						48.34



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Onyx Ridge

THE BRIDGES AT RANCHO SANTA FE

HELIX



U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92011
(760) 431-9440
FAX (760) 431-5902 + 9618



California Department of Fish & Game
South Coast Region
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4299

In Reply Refer To:
FWS-SDG-3055.4

Mr. David Sibbet
Latitude 33
4933 Paramount Drive, Second Floor
San Diego, California 92123

February 9, 2007


Re: Habitat Management Plan for Onyx Ridge, County of San Diego, California

Dear Mr. Sibbet:

The California Department of Fish and Game (Department) and the U.S. Fish and Wildlife Service (Service), hereafter collectively referred to as the Wildlife Agencies, have reviewed your letter, dated December 19, 2006, requesting concurrence on the Habitat Management Plan (HMP) for Onyx Ridge, dated November 2005, which was received in our offices December 20, 2006. On September 29, 2005, the Wildlife Agencies and the County of San Diego (County) submitted written comments on the Draft HMP, dated August 2003. Based on our review of the revised HMP, which has incorporated all of the September 29, 2005, comments, we concur with the final HMP for Onyx Ridge.

If you have questions or comments regarding the contents of this letter, please contact Michelle Moreno (Service) at (760) 431-9440 or David Mayer (Department) at (858) 467-4234.

Sincerely,


For Therese O'Rourke
Assistant Field Supervisor
U.S. Fish and Wildlife Service


FOR Michael Mulligan
Deputy Regional Manager
California Department of Fish and Game

TAKE PRIDE
IN AMERICA 